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December 11, 2014

Westfield Advisory Plan Commission
130 Penn Street
Westfield, IN 46074

Re: Updates to the Mapleridge PUD Ordinance

Dear Plan Commission Member:

On behalf of our client, Langston Residential Development, LLC ("Langston"), we would like to provide the following update.

Since the Plan Commission meeting on December 1, 2014, Langston has made updates to the Mapleridge PUD Ordinance to address concerns raised by neighbors and the Westfield planning staff. A redlined version of the PUD Ordinance has been provided to show updates since the last meeting. The following is a summary of the changes that have been made:

1. Neighbor Requests:
 - a. Oak Road Fence. At the request of the neighbors, Langston has agreed to install a fence along the Oak Road perimeter. This has been incorporated into the PUD Ordinance (including a character image of the proposed fence) and is shown on the Concept Plan.
 - b. Four-Sided Architecture. At the request of the neighbors, additional character images of the sides and rears of homes in Brookside have been added to the Character Exhibit (Exhibit C of the PUD Ordinance).
 - c. Interior Paths and Trails. Langston has agreed that trails will not run along the north and northwest property lines. This agreement has been incorporated into the PUD Ordinance.
 - d. Neighborhood Entrance. To address concerns about the location of the neighborhood entrance, Langston has agreed to move the proposed entrance. This is now depicted on the Concept Plan that is included as an exhibit to the PUD Ordinance.
2. The remaining changes, which are redlined in the PUD Ordinance, were made at the request of the planning staff.

Sincerely,

Alyson E. Oliver
Land Use Consultant